



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph
 Jurisdiction Winchester City
 Allocation Code T68211
 Allocation Area Name East US 27 EDA

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	3,207,153	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	6,805,848	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$10,013,001
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	10,472,115	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	422,400	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$10,049,715
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00367
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$3,218,923	
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$7,253,192	
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.2450	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$307,898	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	4.2450	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00367

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7-16-19

Laura J. Martin
 County Auditor (Signature)

Laura Martin
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Signature]
 Commissioner, Department of Local Government Finance

7/16/19
 Date (month, day, year)

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County Randolph
Jurisdiction Winchester City
Allocation Code T68215
Allocation Area Name Randolph Center Driver EDA

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	1,930,200
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,930,200
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	1,656,500
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	236,200
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$1,892,700
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98057
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,656,500
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.2450
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$70,318
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	4.2450
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.98057

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-16-19

Laura Martin
County Auditor (Signature)

Laura Martin

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
Commissioner, Department of Local Government Finance

7/16/19
Date (month, day, year)



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County Randolph
 Jurisdiction Winchester City
 Allocation Code T68212
 Allocation Area Name Vision Park

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	1,507,390
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$1,507,390</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	1,624,240
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	28,600
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	46,200
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	29,450
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	<u>\$1,612,390</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.06966</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$1,624,240</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.2450
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$68,949
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	4.2450
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.06966</u>

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-16-19

Laura Martin
 County Auditor (Signature)

Laura Martin
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Signature]
 Commissioner, Department of Local Government Finance

7/16/19
 Date (month, day, year)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph
Jurisdiction Winchester City
Allocation Code T68213
Allocation Area Name Vision Park Expansion

Form Prepared By:

Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>1,356,245</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>4,824,355</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,180,600</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>6,449,800</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$6,449,800</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04356</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,415,323</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,034,477</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.2450</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$213,714</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>4.2450</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04356</u>

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

7-16-19Laura Martin

County Auditor (Signature)

Laura Martin

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Walter B. Bess
Commissioner, Department of Local Government Finance7/16/19
Date (month, day, year)



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County Randolph
Jurisdiction Winchester City
Allocation Code T68214
Allocation Area Name Willow Ridge

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	1,272,127	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	2,968,773	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$4,240,900
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	4,214,185	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$4,214,185
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99370
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$1,264,113
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,950,072
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.2450	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$125,231
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	4.2450	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99370

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7-16-19

Laura Martin
County Auditor (Signature)

Laura Martin
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

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[Signature]
Commissioner, Department of Local Government Finance

7/16/19
Date (month, day, year)



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County Randolph
 Jurisdiction Randolph County
 Allocation Code T68110
 Allocation Area Name Cardinal Energy Park

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	16,893,180
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$16,893,180
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	16,145,200
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	1,159,700
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	453,120
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$16,851,780
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99755
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$16,145,200
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.8351
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$296,281
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	1.8351
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99755

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

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Laura Martin
 County Auditor (Signature)

Laura Martin
 County Auditor (Printed)

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County Randolph
 Jurisdiction City of Union City
 Allocation Code T68117
 Allocation Area Name Union City TIF

Form Prepared By:

Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	9,614,037	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	(2,082,837)	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,531,200
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	7,061,600	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	103,500	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$7,165,100
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95139
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$9,146,699
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$2,085,099)
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		6.1692
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		(\$128,634)
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		6.1692
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95139

I, Laura Martin Auditor, of Randolph County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7-16-19

Laura Martin
 County Auditor (Signature)

Laura Martin
 County Auditor (Printed)

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